



# CARLETON BUSINESS PARK II

4625-4685 S Ash Ave  
Tempe, AZ

A Four-Building, Multi-Tenant Industrial Park



## FOR LEASE

±5,090 SF Available

**CBRE**

**DUNBAR**  
REAL ESTATE INVESTMENT MANAGEMENT

# PROPERTY FEATURES



±120,429 SF in Four Buildings



3.5/1,000 Parking Ratio



14' Clear Height



Evaporative & Air Conditioned Space



Immediate Access to US 60



Grade Level Doors



Zoned GID



**CARLETON**  
**BUSINESS PARK II**





# CARLETON BUSINESS PARK II

4625-4685 S Ash Ave  
Tempe, AZ



4665

±27,518 SF  
0 SF Available

4685

±23,377 SF  
0 SF Available

4645

±23,377 SF  
**AVAILABLE:**  
Suite 1-2: ±5,090 SF

4625

±46,157 SF  
0 SF Available



**4645 S Ash Ave, Suite 1-2**



Lease Rate: \$1.40/SF MG





# DUNBAR

REAL ESTATE INVESTMENT MANAGEMENT